

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--Nov. 25, 1964

Appeal #8000 Protestant Episcopal Cathedral Foundation, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 1, 1964:

ORDERED:

That the appeal to permit establishment of a private school at Wisconsin Avenue and Woodley Road, N.W., known as National Cathedral School, lots 803 and 806, square 1922, be granted.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's property has frontages of approximately 400 feet on Woodley Road and 180 feet on Wisconsin Avenue. The total property contains an area of approximately 73,500 square feet of land. The property is at present improved and appellant intends to utilize the existing structures as a private school known as National Cathedral School.

(2) Appellant proposes to erect a new dining hall to accommodate 350 day students and 100 boarding students. Appellant also proposes to erect a new structure to accommodate a new library, a new language laboratory, several classrooms, tutoring rooms, an alumnae office and an accounting office.

(3) Appellant has provided off-street parking to accommodate the teacher's automobiles.

(4) There was one letter in opposition to the granting of this appeal. The Cathedral Heights-Cleveland Park Citizens Association interposes no objection to the granting of this appeal.

OPINION:

We are of the opinion that the use of this existing property with the proposed additions thereto is so located that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students or otherwise objectionable conditions. In making this finding the Board notes that the property has been owned and used by the Cathedral Foundation for many years, and that the additions are so located as not to affect adversely surrounding residential property. Further, the buildings face onto Woodley Road opposite the grounds of the Cathedral Foundation and onto Wisconsin Avenue which is a heavily traveled thoroughfare. Only the outside walls of the rear of the dining area will be visible from Lowell Street and 36th Street, and the school addition is located at the intersection of Wisconsin Avenue and Woodley Road.

We are also of the opinion that ample parking space has been provided to accommodate teachers, students and visitors who might come to the site by automobile.